



CITY OF MORGAN HILL

17555 PEAK AVENUE, MORGAN HILL, CALIFORNIA 95037-4128 (408) 779-7247

Website Address: www.morgan-hill.ca.gov / Email: General@ch.morgan-hill.ca.gov

PLANNING COMMISSION

TUESDAY, FEBRUARY 26, 2002

**CITY COUNCIL CHAMBERS
CIVIC CENTER
17555 PEAK AVENUE
MORGAN HILL, CA**

COMMISSIONERS

CHAIR BARBARA SULLIVAN
VICE-CHAIR PATRICIA MCMAHON
COMMISSIONER GENO ACEVEDO
COMMISSIONER ROBERT J. BENICH
COMMISSIONER RALPH LYLE
COMMISSIONER JOSEPH MUELLER
COMMISSIONER CHARLES D. WESTON

WORKSHOP - 6:00 P.M.

REGULAR MEETING - 7:00 P.M.

***** A G E N D A *****

NOTICE TO THE PUBLIC

The following policies shall govern the conduct of the Planning Commission meetings:

- *All Planning Commission proceedings are tape-recorded.*
- *Individuals wishing to address the Planning Commission on a particular item should fill out a speaker card and present it to the Secretary. This will assist the Chairperson in hearing your comments at the appropriate time.*
- *When the Chairperson invites you to address the Commission, please state your name and address at the beginning of your remarks.*
- *Speakers will be recognized to offer presentations in the following order:*
 - *Those supporting the application*
 - *Those opposing the application*
 - *Those with general concerns or comments*
 - *Presentations are limited to 5 minutes.*

WORKSHOP - 6:00 P.M.

1. **Review of Catholic High School Draft Final Environmental Impact Report.**

PUBLIC HEARING - 7:00

DECLARATION OF POSTING OF AGENDA IN ACCORDANCE WITH GOVERNMENT CODE SECTION 54954.2 - SECRETARY REPORT

OPEN PUBLIC COMMENT PERIOD (5 MINUTES)

Now is the time for presentation from the public on items **NOT** appearing on the agenda that are within the Planning Commission's jurisdiction. Should your comments require Commission action, your request will be placed on the next appropriate agenda. No Commission discussion or action may be taken until your item appears on a future agenda. You may contact the Planning Division for specific time and dates. This procedure is in compliance with the California Public Meeting Law (Brown Act) G.C. 54950.5. Please limit your comments to five (5) minutes.

MINUTES: February 12, 2002

CONSENT CALENDAR:

1. **DEVELOPMENT AGREEMENT AMENDMENT, DAA-01-01: E. DUNNE-TROVARE PH III:** A request to amend the development agreement for the 14 Ph. III units of a 54-unit single family subdivision located on the south side of E. Dunne Ave., adjacent to the church located at 1790 E. Dunne Ave., to extend the deadline to commence construction. (APN 817-19-049 & -051)

Recommendation: Adopt Resolution No. 02-15a denying request, with recommendation to forward to City Council for denial.

LEGALLY NOTICED PUBLIC HEARINGS

NEW BUSINESS:

2. **APPLICANTS FOR THE FOLLOWING PROPOSED RESIDENTIAL DEVELOPMENTS HAVE REQUESTED A BUILDING ALLOTMENT UNDER THE CITY'S RESIDENTIAL DEVELOPMENT CONTROL SYSTEM PURSUANT TO CHAPTER 18.78 OF THE MORGAN HILL MUNICIPAL CODE:**

a) **MEASURE P, MP-01-01: PEET-ALICANTE:** A request for Measure P allocations for Fiscal Year 2003-2004. The project consists of 20 single family dwellings on a portion of a 47.99 acre site at the southeast corner of Cochrane Road and Peet Avenue. (APN 728-34-003)

- b) **MEASURE P, MP-01-02: COCHRANE-COYOTE ESTATES:** A request for Measure P allocations for Fiscal Year 2003-2004. The project is Phase 7 of the “Coyote Estates” development and consists of 24 single-family residential dwellings on a portion of a 69.54 site located on the northeast corner of Cochrane and Peet Rds. (APN 728-35-008, 009 & 010, and APN 728-36-001 & 010 portion of)
- c) **MEASURE P, MP-01-03: MISSION VIEW-MISSION RANCH:** A request for Measure P allocations for Fiscal Year 2003-2004. The project is Phase 7 of the “Mission Ranch” development & consists of 20 single family residential dwellings on 18.98 acres located on the southwest corner of Cochrane Road and Peet Avenue on the easterly extension of Mission Avenida. (APN 728-32-001, 002 & 003 and APN 728-33-001)
- d) **MEASURE P, MP-01-04: TILTON-GLENROCK/SHEA HOMES:** A request for Measure P allocations for Fiscal Year 2003-2004. The project is Phases 4 & 5 of the “Capriano” development and consists of 80 single family homes and 48 multi family homes located on a 54 acre portion of a 67 acre site located on the west side of Hale Ave., south of Tilton Ave. and east of Monterey Rd. (APNs 764-09-005, 007,009,010 & 014)
- e) **MEASURE P, MP-01-05: LLAGAS-DELCO BUILDERS:** A request for Measure P allocations for Fiscal Year 2003-2004. The project is Phase 4 of the previously approved “Monte Villa” development located on the south side of Llagas Road, west of Hale Avenue, opposite Shadowbrook Way. Phase 4 will extend west to Hale Avenue, approximately 700 feet south of Llagas Road and will consist of 16 single family attached dwelling units. (APN 728-34-003)
- f) **MEASURE P, MP-01-06: HILL-GERA:** a request for Measure P allocations for Fiscal Year 2003-2004. The project consists of Phase 1 (9 units) of a 17 unit single family estate home development located on the west side of Hill Rd. on both the north and south sides of Jean Ct. (APNs 728-08-014 & 015, 728-07-047,048, 050 & 051)
- g) **MEASURE P, MP-01-07: SHAFFER-BAMDAD:** A request for Measure P allocations for Fiscal Year 2003-2004. The project consists of 15 single family estate homes on 8.58 acres located a westerly extension of Shafer Avenue and northerly extension of Katybeth Way and Conte Court, west of Hill Road. (APN 728-10-005)
- h) **MEASURE P, MP-01-08: BARRETT-DITRI:** A request for Measure P allocations for Fiscal Year 2003-2004. The project consists of 16 single family homes on a 5 acre parcel located on the north side of Barrett Ave. adjacent to the east side of Barrett Elementary School. (APN817-10-002)
- i) **MEASURE P, MP-01-09: CENTRAL-WARMINGTON:** A request for Measure P allocations for Fiscal Year 2003-2004. The project is Phases 3, 4 & 5 (45 units) of the 86 unit single family “Morgan Lane” development located on a 10 acre portion of a 28.34 acre site on a northerly extension of Lancia Drive on the north side of East Central Avenue. (APN 726-28-001 - 003)

- j) **MEASURE P, MP-01-10: CENTRAL-SOUTH VALLEY DEVELOPERS:** A request for Measure P allocations for Fiscal Year 2003-2004. The project is Phases 5 & 6 (46 units) of the 163 unit single and multi family “Central Park” development proposed on a 20.67 acre portion of 30 acre site located on the northerly extension of Calle Hermosa, north of Central Avenue. (APN 726-27-001 & 002)
- k) **MEASURE P, MP-01-11: SUNNYSIDE-SOUTH VALLEY DEVELOPERS:** A request for Measure P allocations for Fiscal Year 2003-2004. The project consists of Phase 2 (24 units) of the 54 unit single family “Quail Creek” development proposed on a 13.01 acre site located at the northeasterly corner of Sunnyside Avenue and Watsonville Road. (APN 767-29-006)

Recommendation: Close public hearing following receipt of public testimony for each application and direct City Staff on those categories in each project evaluation that should be given further review.

TENTATIVE UPCOMING AGENDA ITEM FOR THE MARCH 12, 2002 MEETING:

- **ZA-01-18: McLaughlin_Jones**
- **DA-01-02: McLaughlin-Jones**
- **SD-01-04: McLaughlin-Jones**
- **UP-01-06: Monterey-Arco**
- **UPA-98-07: Monterey-Irish Construction**
- **ZA-01-22: Peak-Villa Heights**
- **SD-01-14: Peak-Villa-Heights**
- **GPA-01-07: Hale-Delco Builders**
- **ZA-01-25: Mast-Alcini**
- **GPA-01-08: Mast-Alcini**

ANNOUNCEMENTS

CITY COUNCIL REPORTS

ADJOURNMENT

SPEAKER CARD

IN ACCORDANCE WITH GOVERNMENT CODE 54953.3, IT IS NOT A REQUIREMENT TO FILL OUT A SPEAKER CARD IN ORDER TO SPEAK TO THE PLANNING COMMISSION. HOWEVER, it is very helpful to the Commission if you would fill out the Speaker Card that is available on the counter in the Council Chambers. Please fill out the card and return it to the Deputy City Clerk. As your name is called by the Chairperson, please walk to the podium and speak directly into the microphone. Clearly state your name and address and proceed to comment upon the agenda item. Please limit your remarks to three (3) minutes.

NOTICE
AMERICANS WITH DISABILITY ACT (ADA)

The City of Morgan Hill complies with the Americans with Disability Act (ADA) and will provide reasonable accommodation to individuals with disabilities to ensure equal access to all facilities, programs and services offered by the City.

If assistance is needed regarding any item appearing on the Planning Commission agenda, please contact the Office of the City Clerk at City Hall, 17555 Peak Avenue or call 779-7259 or Hearing Impaired only - TDD 776-7381 to request accommodation.

NOTICE

NOTICE IS GIVEN pursuant to Government Code Section 65009, that any challenge of any of the above agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the Public Hearing on these matters.

NOTICE

The time within which judicial review must be sought of the action taken by the Planning Commission which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.